

THE URBAN GROUP PAST PERFORMANCE DATA SHEET

Project: State Road 710 Right-Of-Way Acquisition, Relocation and Property Management

Governing Procedures: Acquisition and relocation services in accordance with Florida Department of Transportation Right-of-Way Procedures Manual and 49 Code of Federal Regulations, Part 24, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). Project used federal funds.



Geographic Area: Riviera Beach, Palm Beach County, Florida.

Description of work: This project required acquisition of four fee parcels, and 95 mobile homes, demolition of all structures, property management. Parcel types include two vacant land parcels, one commercial building and the Palms Mobile Home Park containing 94 leased lots with 94 individually owned mobile homes. Five mobile homes were owned by the park owner and rented. The improved commercial properties, mobile home Park, and the mobile homes were acquired through condemnation proceedings as part of the Port of Palm Beach Skyway bridge project.

Relocation activities consist of establishing relocation benefits and replacement housing for 89 residents. Some resident's own the mobile homes, but most rented. Occupants of the mobile home park needed assistance finding replacement housing.

Comparable housing (minimum of three comparable) were identified and offered to each displaced family. A Needs Assessment Survey that estimated project relocation costs was prepared. Household relocation benefits were calculated and claims were prepared. Relocation advisory services were on-going, even after the park was totally vacated. Payment claims were delivered to each displacee. All the acquired properties were purchased, and demolition of the mobile homes was conducted in accordance with FDOT procedures.



Challenges: The mobile home park was composed of a diverse population of residents, many of whom spoke only Spanish. Many occupants were migrant workers. Bi-lingual personnel were assigned. TUG staff translated brochures, claim forms and pertinent documents, correspondence and letters into Spanish. Some displacees were relocated twice because housing residents did not move before receiving their notice of benefits and did not move to suitable decent, safe, and sanitary (DS&S) housing. Many mobile homes had multiple households living together. Therefore, determining eligibility became difficult to verify.